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2-4 West Street Congleton Cheshire CW12 1JR Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management Timothy A. Brown Limited, Reg. in England and Wales No. 8809349 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

# Timothy a

www.timothyabrown.co.uk

11 Abbotts Close Congleton, Cheshire CW12 3JD

Selling Price: £260,000







- WELL PRESENTED SEMI DETACHED BUNGALOW
- DINING KITCHEN, LOUNGE PLUS SUN ROOM
- TWO DOUBLE BEDROOMS
- STYLISH CONTEMPORARY BATHROOM
- SUBSTANTIAL DRIVEWAY FOR SEVERAL VEHICLES
- ENCLOSED REAR GARDEN
- DETACHED WORKSHOP/GARAGE
- HIGHLY SOUGHT AFTER AREA OF MOSSLEY

Lovely Two-Bedroom Bungalow in desirable Mossley.

We are thrilled to present this charming twobedroom semi-detached bungalow, nestled in the highly sought-after Mossley area.

This beautifully maintained home offers spacious, comfortable living and a generous plot, making it an ideal choice for those seeking a homely retreat Inside this delightful property, you'll discover a welcoming entrance porch that leads into a spacious hallway. The bright and airy lounge, complete with a bay window, creates a perfect space to relax. The modern dining kitchen, perfect for entertaining, seamlessly flows into a sun room, offering a tranquil garden view. Two generously sized double bedrooms and a stylish contemporary bathroom complete the internal accommodation.

Step outside to discover a lovingly maintained front garden adorned with mature plants and shrubs. The rear garden is a private oasis, featuring a lovely lawn, a spacious patio ideal for al fresco dining, and is enclosed by hedging and fencing for great privacy.

The property boasts a substantial driveway providing ample off-road parking for multiple vehicles, as well as a detached workshop/garage offering versatile storage options.

Mossley's prime location offers easy access to Congleton town centre, excellent bus routes, local primary schools, the railway station, picturesque walks, and the renowned Congleton Golf Course.

To fully appreciate the charm and appeal of this exceptional bungalow, a viewing is essential.

# The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to entrance vestibule.

VESTIBULE : Quarry tiled floor. PVCu double glazed door to:

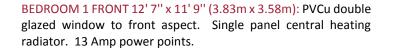
HALL : Low voltage downlighters inset. Contemporary style radiator. 13 Amp power points. Access to roof space. Full length store cupboard.

LOUNGE 13' 10" x 12' 5" (4.21m x 3.78m) into bay: PVCu double glazed bay window to front aspect. Contemporary style to front aspect. 13 Amp power points. Cast iron stove set on stone hearth. Oak effect floor.

BREAKFAST KITCHEN 11' 8" x 11' 5" (3.55m x 3.48m): PVCu double glazed window to side aspect. Extensive range of light oak eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot-in gas cooker. Space for tumble dryer and fridge. Single panel central heating radiator. 13 Amp power points. Tiled floor. Store cupboard. Multi-glazed doors.

SUN ROOM 12' 6" x 4' 7" (3.81m x 1.40m): Brick built base with PVCu double glazed upper glazed panels with triple polycarbonate roof over. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor.

UTILITY 5' 3" x 2' 8" (1.60m x 0.81m): Space and plumbing for washing machine.



BEDROOM 2 REAR 11' 5" x 10' 1" (3.48m x 3.07m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 10" x 5' 7" (2.39m x 1.70m): PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., ceramic wash hand basin with cupboard below and panelled bath with Victorian style thermostatically controlled mains fed shower. Grey tiles to splashbacks. Period style towel radiator. Grey oak effect flooring.

# OUTSIDE :

**FRONT** : Tarmacadam driveway for numerous vehicles which continues down the side to the rear.

**REAR** : Extending from the rear of the property is an Indian stone paved terrace beyond which are lawned gardens encompassed with deep borders.

LARGE TIMBER WORKSHOP 19'8" x 9'8" (5.99m x 2.94m) internal measurements: Double doors. Power and light.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3JD







English | Cymrae

### Energy performance certificate (EPC)

	s Cose TON	Energy rating		28 June 2025
			Certificate number:	8425-7228-1740-4141-7028
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Total floor area		7	70 square metres	
Rule	s on letting this	property		
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92+		Current	Potential	
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Breakdown of property's energy performance

1/5



Passionate about property